

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the eighteenth day of June 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: Michael Myszka, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: Richard L. Reese, Jr., Highway Superintendent (Arrived at 7:45 PM)

Town Staff: Robert Labenski, Town Engineer  
Jeffrey H. Simme, Building & Zoning Inspector  
Richard J. Sherwood, Town Attorney (Arrived at 7:45 PM)  
Mary Nowak, Recording Secretary

Meeting #12  
June 18, 2003

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak  
Richard D. Zarbo

Town Engineer: Robert Labenski

Town Attorney: Richard J. Sherwood

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held June 18, 2003. Please review if for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by Michael Myszka to approve the Planning Board Minutes from the May 7, 2003; seconded by Rebecca Anderson and unanimously carried.

**COMMUNICATIONS:**

## **ACTION ITEMS -**

REVISED SITE PLAN REVIEW/MEADOWOOD APARTMENTS, 4845 TRANSIT ROAD. PROPOSED EXPANSION OF 84 APARTMENTS, TOTAL ACREAGE IS 9.7 ACRES - PROJECT NO. 0321. CONTACT PERSON: BRETT FITZPATRICK

At the request of the petitioner, this project has been removed from this evening's agenda and added to the agenda for July 2, 2003.

SITE PLAN REVIEW/EVANS NATIONAL BANK, 4979 TRANSIT ROAD , LANCASTER, PROPOSED 3,432 SQ. FT. BANK WITH DRIVE-THRU, PROJECT NO. 3046. CONTACT PERSON: ANDREW TERRASNOLI

Joseph Cippola of Bella Vista, James Singer of Lauer-Manguso Architects, and James Tilly, President, Evans National Bank presented to the Planning Board the site plan for the proposed 3,432 sq. ft. bank with a drive-thru. Mr. Cippola told the Planning Board that this project will be on the front parcel that is north of Applebee's Restaurant at the north end of the property. He also stated that no variances will be needed for this project. Mr. Singer told the Planning Board that the building will be one-story with red brick masonry walls, wood trusses, and an architectural roof. The plan shows three drive-thru lanes and one escape lane. There will be 25 parking spaces. The dumpster will be enclosed on a hard surface. Mr. Tilley informed the Planning Board that this will be the ninth branch of Evans National Bank. It should be opening in October 2003 with 7 or 8 employees.

## **DETERMINATION**

Based on the information presented to the Planning Board, Steven Socha made a motion to recommend approval of the Site Plan to the Town Board. Motion seconded by John Gober and unanimously carried.

At 7:55 PM Melvin Szymanski made a motion to adjourn the meeting; seconded by Lawrence Korzeniewski and unanimously carried.



